

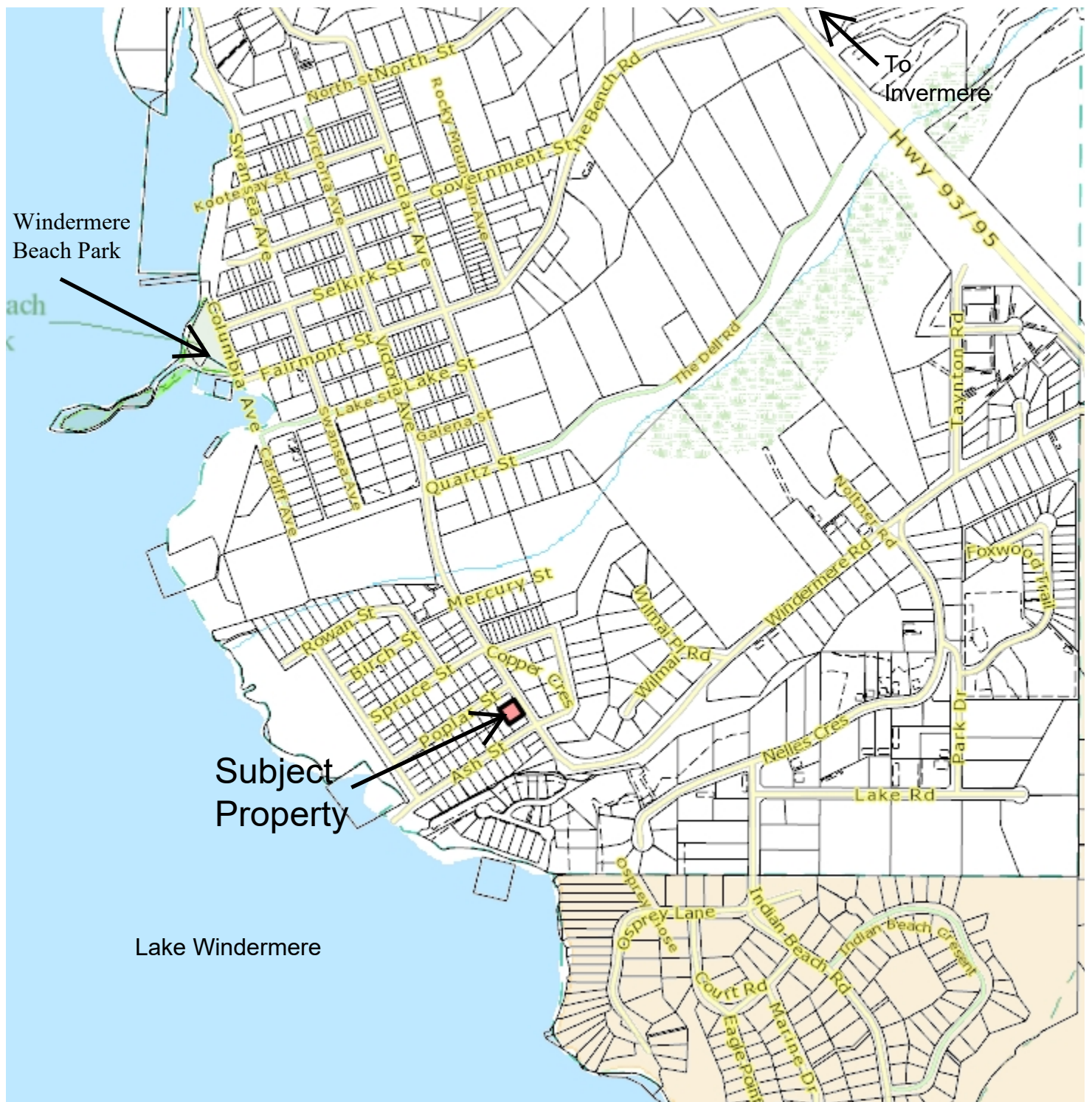
**Permittee:** Christine and Richard McIver

1. This Development Variance Permit is issued subject to compliance with all RDEK bylaws applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands described below:  
  
Lot A District Lot 8 Kootenay District Plan EPP54602 (PID 029-647-461)
3. Regional District of East Kootenay – Columbia Valley Zoning Bylaw 3255, 2023, Section 2.2, is varied to reduce minimum parcel area based on the level of servicing from 1390 m<sup>2</sup> to 464 m<sup>2</sup> to facilitate a two lot subdivision with each parcel being serviced by a community water system and individual onsite sewage disposal.
4. The lands described herein shall be developed strictly in accordance with the terms and conditions of this Permit and in substantial compliance with the information submitted in the Development Variance Permit application received March 24, 2025.
5. This permit is subject to the proposal complying with all other bylaw requirements.
6. This Permit shall come into force on the date of an authorizing resolution passed by the RDEK.
7. This Permit is not a building permit.
8. If development authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.
9. A notice pursuant to Section 503(1) of the *Local Government Act* shall be filed in the Land Title Office and the Registrar shall make a note of the filing against the title of the land affected.
10. It is understood and agreed that the RDEK has made no representations, covenants, warranties, guarantees, promises, or agreement (verbal or otherwise) with the developer other than those in this Permit.
11. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

**Authorizing Resolution No.** \_\_\_\_\_ **adopted by the Board of the Regional District of East**  
**Kootenay on the** \_\_\_\_\_ **day of** \_\_\_\_\_ **, 2025.**

\_\_\_\_\_  
**Tina Hlushak**  
**Corporate Officer**

# Location Map



Notes:

375 0 188 375 Meters

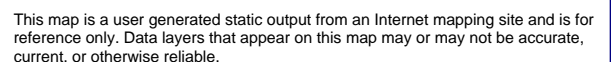
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
RDEK GeoViewer - 1-8-2025 2:50 PM

Scale = 1: 15,000



THIS MAP IS NOT TO BE USED FOR NAVIGATION

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# Zone Designation Map



Notes:

63 0 31 63 Meters

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RDEK GeoViewer - 6-3-2025 11:30 AM

Scale = 1:2,500



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SITE SURVEY AND PROPOSED SUBDIVISION OF LOT A  
SHOWING  
LOT A DISTRICT LOT 8  
KOOTENAY DISTRICT  
PLAN EPP54602



The intended plot size of this plan is  
560 mm in width by 432 mm in height (C size)  
when plotted at a scale of 1:200.

NOTES:

Distances are in metres and decimals thereof  
Distances shown are horizontal and at ground level.  
Drawing and associated coordinates are Grid (UTM NAD 83, Zone 11 CM 117°W)  
Combined Scale factor is 0.999540.  
Elevations are based on geodetic datum (CGVD28 HT2\_0) derived from GNSS  
Observations to British Columbia Active Control Point 164418, Elevation = 843.962  
Contours derived from field survey data.  
Parcel boundary dimensions are derived from Kootenay District Plan EPP54602.

This plan was prepared for design purposes and is for the exclusive use of our client.  
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expressed consent and authority of Adam Brash, B.C.L.S.

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LEGEND:

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.

Spot elevation shown thus.....	Fire Hydrant shown thus.....	
Power Line shown thus.....	Standard Iron Post shown thus.....	
Major Contour shown thus.....	Power Pole shown thus.....	
Minor Contour shown thus.....	Pole Anchor shown thus.....	
Building Envelope Area shown thus.....	Building Foundation Line shown thus.....	
Lot Setback Area shown thus.....	Fence Line shown thus.....	
Major Contour spacing is 0.5m	Gravel Road shown thus.....	
Minor Contour spacing is 0.1m		

Civic Address: 1847 Victoria Avenue, Windermere, BC

PID: 029-647-461

Title No: CA9010877

Title Search: 21st February 2024

Zoned: R-1

Lot A is subject to the following non financial charges and interests which  
may affect the positioning of structures on the property:  
None

\*\*\* This plan represents the best information available at the time of survey. GLOBAL RAYMAC SURVEYS INC.  
and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted  
from this plan. All underground installations should be located by the respective authorities prior to construction. \*\*\*

CALL BC ONE CALL: 1-800-474-6886 bc1c.ca

REVISIONS

REV.	DESCRIPTION	DATE
0	ORIGINAL PLAN ISSUED	04 Mar 2024

global raymac

GLOBAL RAYMAC LAND SURVEYING  
& ENGINEERING LTD

10228 7th Avenue, Invermere, BC V0A 1K0

Ph: 250.409.5157 www.globalraymac.ca

Client: Richard McIver

Client File No.: XXXXXXXX

Date: July 5th, 2024

Job No.: 22IX0003

GRS File No.: 24IX0003.dwg

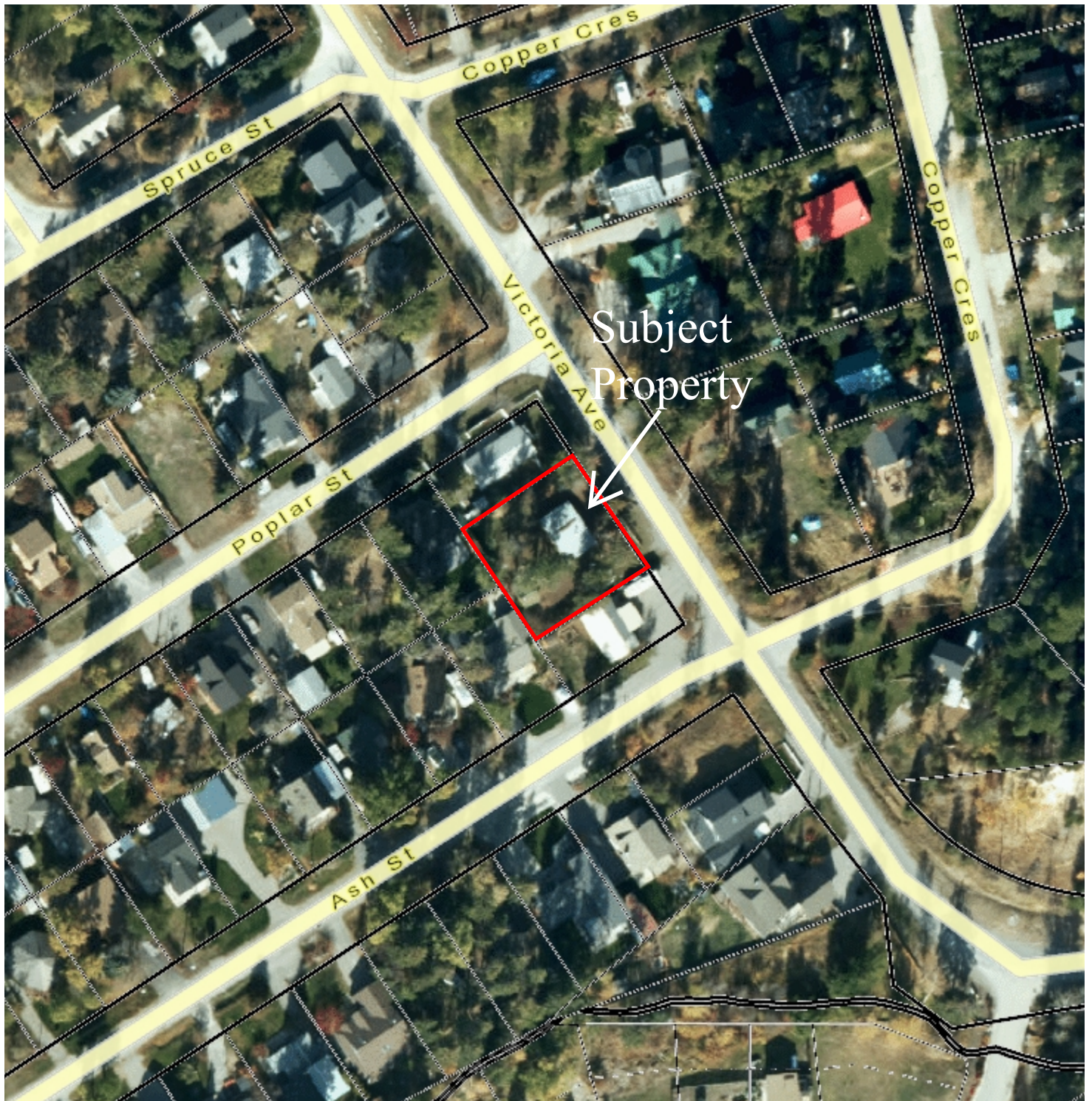
Surveyed: JDR

Checked: AB/DRS

Drawn: VK/NOW







Notes:

50 0 25 50 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
RDEK GeoViewer - 1-8-2025 3:56 PM

Scale = 1:2,000



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